



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

Blackman Charter Township
Local Development Finance Authority (BLDFA)
Quarterly Board Meeting

Wednesday, May 21, 2025 at 6:00 p.m.

Blackman Charter Township Hall
1990 W. Parnall Rd, Jackson, MI 49201

Agenda

Call to Order by Chair

Public Comment

Semi-Annual Informational Meeting (Required by Tax Increment Financing P.A. 57)

- a. Goals and direction of BLDFA for 2025
- b. Upcoming Projects

*Approval of Blackman LDFA Board Meeting Minutes from February 19, 2025

*Approval of the Blackman LDFA Invoices and Budget Reports through April 30, 2025

*Review and Approval of Project Bids:

- a. County Poor Farm Cemetery Fence
- b. Additional Pump in Water Booster Station
- c. Access Maintenance Gravel Drive – Sanitary Sewer (Wheeler Drain between Springport Rd and W. Parnall Rd)

BLDFA Properties Update:

- a. Technique, Inc. Construction Update
- b. JTPN Property Development Updates
- c. EDA Grant Update

Other Business

Chairman and Board Comments

Next BLDFA Meeting: Wednesday, August 20, 2025 at 6:00 p.m.

Adjourn

**indicates attachment*



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
February 19, 2025, at 6 pm

Members Present (8): Diane Derby, Diane Donaldson, David Elwell, Barry Harmon, Pete Jancek, Chad Linabury, John Globoker, William Warner.

Members Absent (3): Cindy Acker, Dan Griswald, Katie Pitchford.

Staff: Debbie Kelly and Sara Owen, Accelerate Jackson County.

Others: Jack Ripstra, Township Engineer; Ray Snell, County Commissioner.

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:01 p.m.

Public Comment: Commission Snell shared that the County board approved a Brownfield Plan 6-2, for a mental health facility, which will create 20 new jobs.

Approval of December 11, 2024, Meeting Minutes:

Motion by Mr. Elwell and seconded by Ms. Donaldson to approve December 11, 2024, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through January 31, 2025:

Motion by Mr. Warner supported by Mr. Globoker, to approve the invoices and budget reports through January 31, 2025. Motion approved unanimously by roll call vote.

BLDFA Property Update:

a. **Technique, Inc. Construction Update:**

Ms. Kelly stated that a Technique representative was not able to make it to the meeting. She received an update from Ronnie Johncox via email stating the new facility is expected to be completed within 16-24 months, with construction starting within 90 days.

b. **JTPN Property Development Updates:**

Chairman Jancek stated that Midbrook is moving steadily. And Louis 1884 LLC has signed a purchase agreement, with soil boring scheduled for the following week.

c. **EDA Grant Update:**

Ms. Kelly provided an update on the EDA grant, with photos and forms sent for final close-out.

d. **Discuss Potential Property Development Proposal:**

Ms. Kelly presented a proposal from Interstate Capital for four phases of spec buildings at JTPN. Ms. Kelly, Mr. Gillenwater, and Chairman Jancek have been vetting the developer since fall 2024. There are some concerns about funding sources. The board expresses skepticism about tying up the entire property for one developer. The board decided to wait for more information before making any decision on the proposal.

Chairman/Board/Staff Comments:

Chairman Jancek announced that the BDDA approved funding a 10ft-wide sidewalk on Airport Road. Mr. Elwell discussed the need for additional projects within the LDFA to avoid refunding funds.

The next meeting is scheduled for Wednesday, May 21, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:55 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:55 p.m.

**Pete Jancek, BL DFA Chairman and
Blackman Charter Township Supervisor**

L DFA Invoice's for the May 2025 Board Meeting

Vendor	Description	Amount
Invoices to be Paid:		
Accelerate Jackson County Inc	Semi-Annual Contract Payment	17,500.00
Ripstra & Scheppelman	Professional Services	3,194.50
Nannette Sponsler	Accounting Services	1,312.50
White & Hotchkiss PLLC	Professional Services	315.00
		<u>\$ 22,322.00</u>

Invoices Paid in March 2025

Bailey Excavating	Plow Right of Way	\$ 1,243.00
M&K Jetting & Televising Inc	Clean & TV	\$ 4,275.00
Wolvering Sealcoating	Clear sidewalks	<u>\$ 4,000.00</u>
		<u>\$ 9,518.00</u>
		\$ 31,840.00

INVOICE

ACCELERATE JACKSON COUNTY, INC.

100 E. MICHIGAN AVE.
SUITE 1100
JACKSON, MI 49201

Invoice Number: 2025 Contract
Invoice Date: Mar 4, 2025
Page: 1
Duplicate



Voice: 517-788-4455
Fax: 517-782-0061

BY:

Bill To:
Blackman LDFA Attn: Linda Arntz 1990 W. Parnall Jackson, MI 49201-8613

Ship to:
Blackman LDFA Attn: Linda Arntz 1990 W. Parnall Jackson, MI 49201-8613

Customer ID	Customer PO	Payment Terms	
BLACKMAN LDFA		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		4/3/25

Quantity	Item	Description	Unit Price	Amount
1.00		1-1-25 thru 6-30-25, Semi-annual contract payment for AJC Staffing Services, \$35,000 per year.	17,500.00	17,500.00

Subtotal	17,500.00
Sales Tax	
Total Invoice Amount	17,500.00
Payment/Credit Applied	
TOTAL	17,500.00

Check/Credit Memo No:

BLACKMAN CHARTER TOWNSHIP

Amount \$ 25.00

RECEIVED OF PETTY CASH

Date 5-13-25

For New address sign for Poor Farm

Charge to _____
Account

Should A. Long
Approved By

[Signature]
Received By

New address sign for the Poor Farm 3690 County Farm Rd.
Should come out of LDFA Fund.



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
MAR 11 2025

BY:.....

To: Charter Township of Blackman LDFA
1990 W. Parnall Road
Jackson, MI 49201

Date: March 7, 2025

Invoice No. 15110-75

Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 01-19-25 to 02-15-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	2.0	\$130.00	\$260.00
Project Surveyor	5.5	\$130.00	\$715.00
CAD System	0.5	\$80.00	\$40.00
Recording Fee	---	---	\$31.50

AMOUNT DUE THIS INVOICE \$1,046.50

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
APR 15 2025

BY:.....

To:	Charter Township of Blackman LDFA	Date:	April 11, 2025
	1990 W. Parnall Road	Invoice No.	15110-76
	Jackson, MI 49201	Terms:	Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 02-16-25 to 03-15-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	14.0	\$130.00	\$1,820.00
CAD System	0.5	\$80.00	\$40.00
Mileage Expenses	10 miles	\$0.70	\$7.00

AMOUNT DUE THIS INVOICE \$1,867.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
APR 15 2025

BY:.....

To: Charter Township of Blackman LDFA Date: April 11, 2025
1990 W. Parnall Road Invoice No. 06120-137
Jackson, MI 49201 Terms: Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with the LDFA Board meeting.

For Services 02-16-25 to 03-15-25

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	2.0	\$130.00	\$260.00
Mileage Expenses	30 miles	\$0.70	\$21.00

AMOUNT DUE THIS INVOICE \$281.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

RECEIVED
MAR 03 2025

BY:-----

Nannette M. Sponsler
3210 Gardner Road
Parma, Michigan 49269
Phone: (517)745-1500

Invoice Date: March 1, 2025

Blackman Charter Township Local Development Financing Authority
1990 W. Parnall Road
Jackson, MI 49201

Accounting Invoice for services: January – February 2025

Services Provided:

Assistance with the preparation Winter 2024 Tax Increment Financing capture spreadsheets for Ad Valorem and IFT taxes including related disbursements of taxes.

Amount Due: \$750.00

RECEIVED
MAY 05 2025

Nannette M. Sponsler
3210 Gardner Road
Parma, Michigan 49269
Phone: (517)745-1500

BY:-----

Invoice Date: May 2, 2025

Blackman Charter Township Local Development Financing Authority
1990 W. Parnall Road
Jackson, MI 49201

Accounting Invoice for services: April 2025

Services Provided:

Assistance with the preparation of the Tax Increment Financing District PA 57 Annual Report – in process.

Assistance given to external auditors for year-end December 31, 2024.

Amount Due: \$562.50

White & Hotchkiss, PLLC
 1000 Laurence Avenue
 Jackson, MI 49202
 Phone: 517-784-6250 Fax: 517-784-6011

RECEIVED
 MAY 06 2025

BY:.....

Bill To:

Blackman Charter Township
 1990 W. Parnall Road
 Jackson, MI 49201

INVOICE

Date 04/30/2025
 Invoice #: 44499
 Matter: LDFA
 File #: 2781
 Due Date: Due Upon Receipt

Payments received after 05/05/2025 are not reflected in this statement.

Professional Services

Date	Details	Hours	Rate	Amount
04/16/2025	ECW Review documents, draft proposed Option Agreement, Warranty Deeds, and Transfer Valuation Affidavit Louis 1884 Investments, Inc.	1.70	\$150.00	\$255.00
04/22/2025	ECW Review and respond to further emails, further revise warranty deed as to 1884 Investments	0.40	\$150.00	\$60.00

For professional services rendered 2.10 \$315.00

Invoice Amount \$315.00

Remaining Balance \$315.00

Balance Due \$315.00

Retainer Balance (as of 05/05/2025) \$0.00

Bailey Excavating, Inc.
1073 Toro Drive
Jackson, MI 49201

Invoice:

25003-1

(517) 750-3030

RECEIVED
MAR 05 2025

BY:

Sold to

BLACKMAN CHARTER TOWNSHIP
ATTN: JACK RIPSTA
1990 W. PARNALL RD
JACKSON, MI 49201

Ship to

BLACKMAN TWP T&M
PLOWED SNOW OFF SPRINGPORT RD
& PARNALL RD RIGHT OF WAY
JACKSON, MI -

Account	P.O. Num	Ship Via	Ship Date	Terms	Invoice Date	Page
BLKTWNSH	Jack Ripstra		2/17/25	Net 30	2/27/25	1
PLOWED SNOW OFF SPRINGPORT RD & PARNALL RD RIGHT OF WAY						
Item	Quantity	Description	Unit Price	Extended Price		
FUELSURCHARGE	1	5% FUEL SURCHARGE	56.50	56.50		
ADMINFEES	1	5% ADMINISTRATIVE FEES-CAP\$500	56.50	56.50		
				Total Material and Other	113.00	
289C SKIDSTEER	5HR	289C SKIDSTEER W/OPERATOR	226.00	1,130.00		
				Total Labor	1,130.00	

Subtotal 1,243.00

250 728 934

OK

L DFA

Total \$1,243.00

OK JLR 3-4-25 # ~~590-527-934.000~~

M&K Jetting & Televising, Inc.
 3201 W Michigan Ave
 Jackson MI 49202



Invoice

Date	Invoice #
2/28/2025	250500

Bill To
Blackman Township 1990 W. Parnall Rd. Jackson, MI 49201

Ship To
Feb.

P.O. Number	Terms	Service Date	Due Date
Feb.	Net 30	2/28/2025	3/30/2025

Quantity	Item Code	Description	Price Each	Amount
	460	2/2/25-Snow plowing	1,000.00	1,000.00
	460	2/3/25-Contract 3- Clean sanitary sewer	675.00	675.00
	460	2/3/25-Contract 3- Clean sanitary sewer	1,375.00	1,375.00
	460	2/6/25-Contract 5- Clean sanitary sewer	562.50	562.50
	460	2/11/25-Contract 3- Clean sanitary sewer	900.00	900.00
	460	2/13/25-Snow plowing.	1,536.00	1,536.00
	460	2/16/25-Snow plowing	1,536.00	1,536.00
	460	2/24/25-Contract 6- Clean sanitary sewer	450.00	450.00
	460	2/24/25-Tac contract- Cleaned and TV'd.	4,275.00	4,275.00
	460	Disposal	1,000.00	1,000.00
	460	2/24/25-Contract 5- Clean sanitary sewer- Pershing-Woodland	1,237.50	1,237.50
	460	2/25/25-Contract 5- Clean sanitary sewer- Brentwood	675.00	675.00
	460	2/25/25-Contract 5- Clean sanitary sewer- Pershing-Woodland	675.00	675.00
	460	2/25/25-Contract Technology Dr-Clean sanitary sewer	675.00	675.00
	460	2/28/25-Contract 5- Clean sanitary sewer-	2,250.00	2,250.00
	460	Catherine-Max-Evelyn-Kenneth		
	460	2/28/25-Contract 6-Clean sanitary sewer- North	1,912.50	1,912.50
	460	St-Lancaster-Westminster		
			Total	\$20,734.50

Phone #	Fax #	E-mail
517-783-1819	517-783-1874	mark@mkjetting.com

\$4,275 to be paid by LDFA *old*
 250 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
FEB 18 2025

Date	Invoice #
2/15/2025	16868

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/17/2025		
Description	Qty	Rate	Amount	
County Farm Road Walks			0.00	
2-2-2025 clear walks 5:45 PM	1	400.00	400.00	
2-9-2025 plow walks 2:45PM	1	400.00	400.00	
2-13-2025 plow walks 8:40PM	1	400.00	400.00	
2-13-2025 plow walks 1PM	1	400.00	400.00	
2-14-2025 plow walks 9AM	1	400.00	400.00	
BLDFA <i>PJ</i>				
250 728 934				
Total			\$2,000.00	
Payments/Credits			\$0.00	
Balance Due			\$2,000.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
2/28/2025	17020

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/30/2025		
Description	Qty	Rate	Amount	
County Farm Road Walks			0.00	
2-16-2025 clear walks 1PM	1	400.00	400.00	
2-17-2025 clear walks 9:10AM	1	400.00	400.00	
2-18-2025 clear walks 10:45AM	1	400.00	400.00	
2-20-2025 clear walks 9:15AM	1	400.00	400.00	
2-21-2025 clear walks 8AM	1	400.00	400.00	
<i>BLDFA OK PJ</i>				
250 728 934				
Total			\$2,000.00	
Payments/Credits			\$0.00	
Balance Due			\$2,000.00	

User: LINDA

DB: Blackman

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	2025		YTD BALANCE 04/30/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET				
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
250-000-440.000	LDFA PROPERTY TAXES	16,700.00	16,700.00	7,588.73	0.00	9,111.27	45.44
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	106,800.00	106,800.00	0.00	0.00	106,800.00	0.00
250-000-665.000	INVESTMENT/INTEREST	87.39	87.39	6,376.59	1,677.84	(6,289.20)	7,296.70
Total Dept 000 - CASH RECEIPTS		<u>123,587.39</u>	<u>123,587.39</u>	<u>13,965.32</u>	<u>1,677.84</u>	<u>109,622.07</u>	<u>11.30</u>
TOTAL REVENUES		<u>123,587.39</u>	<u>123,587.39</u>	<u>13,965.32</u>	<u>1,677.84</u>	<u>109,622.07</u>	<u>11.30</u>
Expenditures							
Dept 728 - DEBT SERVICE FUND							
250-728-801.000	PROFESSIONAL SERVICES	690.65	690.65	0.00	0.00	690.65	0.00
250-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
250-728-802.000	LEGAL	3,460.66	3,460.66	105.00	0.00	3,355.66	3.03
250-728-804.000	ACCOUNTING	19,380.52	19,380.52	0.00	0.00	19,380.52	0.00
250-728-934.000	REPAIR/MAINTENANCE	6,500.00	6,500.00	9,518.00	0.00	(3,018.00)	146.43
250-728-955.000	MISCELLANEOUS EXPENSE	4,151.30	4,151.30	2,907.95	0.00	1,243.35	70.05
250-728-962.000	MEMBERSHIP/DUES	308.72	308.72	0.00	0.00	308.72	0.00
Total Dept 728 - DEBT SERVICE FUND		<u>51,991.85</u>	<u>51,991.85</u>	<u>12,530.95</u>	<u>0.00</u>	<u>39,460.90</u>	<u>24.10</u>
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 901 - CAPITAL DETAIL		<u>100,000.00</u>	<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>
TOTAL EXPENDITURES		<u>151,991.85</u>	<u>151,991.85</u>	<u>12,530.95</u>	<u>0.00</u>	<u>139,460.90</u>	<u>8.24</u>
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		<u>123,587.39</u>	<u>123,587.39</u>	<u>13,965.32</u>	<u>1,677.84</u>	<u>109,622.07</u>	<u>11.30</u>
TOTAL EXPENDITURES		<u>151,991.85</u>	<u>151,991.85</u>	<u>12,530.95</u>	<u>0.00</u>	<u>139,460.90</u>	<u>8.24</u>
NET OF REVENUES & EXPENDITURES		<u>(28,404.46)</u>	<u>(28,404.46)</u>	<u>1,434.37</u>	<u>1,677.84</u>	<u>(29,838.83)</u>	<u>5.05</u>

User: LINDA

DB: Blackman

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	2025		YTD BALANCE 04/30/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 04/30/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET				
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	104,500.00	104,500.00	65,336.32	0.00	39,163.68	62.52
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	137,200.00	137,200.00	133,250.90	0.00	3,949.10	97.12
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	8,300.00	8,300.00	0.00	0.00	8,300.00	0.00
Total Dept 000 - CASH RECEIPTS		250,000.00	250,000.00	198,587.22	0.00	51,412.78	79.43
Dept 933 - CASH RECEIPTS							
251-933-693.000	LAND SALE PROCEEDS	0.00	0.00	93,906.40	93,906.40	(93,906.40)	100.00
Total Dept 933 - CASH RECEIPTS		0.00	0.00	93,906.40	93,906.40	(93,906.40)	100.00
TOTAL REVENUES		250,000.00	250,000.00	292,493.62	93,906.40	(42,493.62)	117.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
251-728-801.000	PROFESSIONAL SERVICES	212.18	212.18	0.00	0.00	212.18	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
251-728-802.000	LEGAL	106.09	106.09	0.00	0.00	106.09	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,060.90	1,060.90	0.00	0.00	1,060.90	0.00
251-728-804.000	ACCOUNTING	9,548.10	9,548.10	0.00	0.00	9,548.10	0.00
251-728-915.000	MEMBERSHIP/DUES	318.27	318.27	0.00	0.00	318.27	0.00
Total Dept 728 - DEBT SERVICE FUND		28,745.54	28,745.54	0.00	0.00	28,745.54	0.00
Dept 901 - CAPITAL DETAIL							
251-901-970.100	JACKSON TECHNOLOGY PARK	200,000.00	200,000.00	928.00	0.00	199,072.00	0.46
Total Dept 901 - CAPITAL DETAIL		200,000.00	200,000.00	928.00	0.00	199,072.00	0.46
TOTAL EXPENDITURES		228,745.54	228,745.54	928.00	0.00	227,817.54	0.41
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:							
TOTAL REVENUES		250,000.00	250,000.00	292,493.62	93,906.40	(42,493.62)	117.00
TOTAL EXPENDITURES		228,745.54	228,745.54	928.00	0.00	227,817.54	0.41
NET OF REVENUES & EXPENDITURES		21,254.46	21,254.46	291,565.62	93,906.40	(270,311.16)	1,371.79
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		373,587.39	373,587.39	306,458.94	95,584.24	67,128.45	82.03
TOTAL EXPENDITURES - ALL FUNDS							
TOTAL EXPENDITURES - ALL FUNDS		380,737.39	380,737.39	13,458.95	0.00	367,278.44	3.53
NET OF REVENUES & EXPENDITURES		(7,150.00)	(7,150.00)	292,999.99	95,584.24	(300,149.99)	4,097.90

Pete Jancek, Chairman
Blackman Township LDFA
1990 W. Parnall Road
Jackson, MI 49201

Date of Bid Opening: May 12, 2025
Time of Bid Opening: 10:00 a.m.

JACKSON COUNTY POOR FARM CEMETERY FENCE PROJECT

<u>BIDDER</u>	<u>LUMP SUM BID</u>
Allen Brothers Fence	*\$106,310.00
Dave Powers Fence Company	No Bid
Motor City Fence	\$84,247.00
Nationwide Construction Group	No Bid
Pure Fence, LLC	\$79,135.00

*Bid received by Email on May 12, 2025 at 4:03 p.m.

Clerk

From: jack <jack@ripstra-scheppelman.com>
Sent: Tuesday, May 13, 2025 11:38 AM
To: Supervisor
Cc: Clerk
Subject: BLACKMAN TOWNSHIP LDFA

ESTIMATED PROJECTS TO CONSIDER FUNDING BY THE BLACKMAN LDFA

ADDITIONAL PUMP IN WATER BOOSTER STATION

\$100,000.00 - Material
\$30,000.00 - Labor
\$10,000.00 - Engineering

\$140,000.00 - TOTAL ESTIMATED COST

ACCESS MAINTENANCE GRAVEL DRIVE FOR A SANITARY SEWER ALONG THE
WHEELER DRAIN BETWEEN SPRINGPORT ROAD AND W. PARNALL ROAD

\$50,000.00 - Material
\$15,000.00 - Labor
\$85,000.00 - Wetland Mitigation
\$5,000.00 - Permits
\$20,000.00 - Engineering

\$175,000.00 - TOTAL ESTIMATED COST

PREPARED BY: Jack L. Ripstra, P.E.
Blackman Township Engineer
May 13, 2025